



STATE OF NEVADA
DEPARTMENT OF TAXATION

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MEMORANDUM

Date: 4-1-2014
To: All County Assessors, All County Treasurers
From: Terry Rubald 
CC: DLGS, Local Government Finance section
Subject: Fair Market Rent Tables, with and without Tenant-paid utilities

Please find attached tables of fair market rents to be used in determining whether rental properties are eligible for the 3% abatement pursuant to NRS 361.4724. Table I lists the HUD fair market rent with tenant-paid utilities included for all counties. Tables II (Clark County), III (Northern Nevada except Washoe), and IV (Washoe County) list the fair market rent with the standard utility allowance deducted. Use the tables appropriate for your county. These tables may be found on the Department’s website at <http://tax.state.nv.us/>. Then select “Publications” and scroll down to “Local Government Services Publications.”

NRS 361.4724 requires a comparison of the rents collected from a rental property to the fair market rent for the county in which the dwelling is located, as most recently published by the Department of Housing and Urban Development (HUD). In calculating the attached tables, the Department started with the 2014 Fair Market Rent which may be found at <http://www.huduser.org/datasets/fmr.html>.

NAC 361.607(3)(b) requires the Department to also notify the assessors of the amount of applicable utility allowances as reported by the appropriate Nevada regional housing authority to HUD. The regulations state that the County Assessor shall either use the typical utility allowance determined by the Department or a utility allowance based on the information from the appropriate regional housing authority.

For purposes of developing Tables II, III, and IV: 2014 Final Fair Market Rents Excluding Housing Authority Standard Allowance, we used information from the following housing authorities:

Authority

Southern Nevada Regional Housing Authority
Nevada Rural Housing Authority
Reno Housing Authority

For Use In

Clark County
For all counties except Clark and Washoe
Washoe County

The information collected by these Authorities includes a utility allowance for the following:

- Heating
- Air Conditioning
- Cooking
- Other electric lighting, refrigeration
- Water Heating
- Base Charges
- Water, Sewer
- Trash Collection

Each Authority also collected information about different types of utility services, i.e., for heating, cooking, and water heating, the delivery system could be natural gas, bottled gas, electric, or oil. The Department generally selected the natural gas option for heating and electricity for cooking. The Department used the natural gas option for water heating. There was also an option of selecting air conditioning or a swamp cooler, and the Department selected air conditioning. Finally, information was available for both single family residences and apartments. The Department selected single family residences as the basis for the standard utility allowance listed at the top of Tables II, III, and IV, except for water/sewer in which the apartment schedule was used.

In general, the Department recommends you use Tables II, III, and IV with the typical utility allowance. In the case of appeals or special requests, more specific information from these housing authorities or other housing authorities may be useful. Please advise the Department if you wish to have the individual regional housing authority schedules, and we can send a copy to you.

If you would like more information on the fair market rents and standard utility allowance, please call Jeff Mitchell at (775) 684-2038.

Nevada Department of Taxation

TABLE I
FISCAL YEAR 2014 FINAL FAIR MARKET RENTS
INCLUDING TENANT PAID UTILITIES

COUNTY	FMR SINGLE ROOM	FMR 0 BEDROOM (Efficiency)	FMR 1 BEDROOM	FMR 2 BEDROOM	FMR 3 BEDROOM	FMR 4 BEDROOM	FMR MOBILE HOME SPACE
Carson City	\$409.00	\$545.00	\$683.00	\$869.00	\$1,239.00	\$1,508.00	\$348.00
Churchill County	365.00	486.00	632.00	815.00	1,015.00	1,443.00	326.00
Clark County	506.00	675.00	843.00	1,038.00	1,530.00	1,816.00	415.00
Douglas County	440.00	586.00	788.00	974.00	1,435.00	1,725.00	390.00
Elko County	393.00	524.00	650.00	880.00	1,124.00	1,432.00	352.00
Esmeralda County	285.00	380.00	471.00	637.00	895.00	1,022.00	255.00
Eureka County	371.00	494.00	612.00	828.00	1,031.00	1,329.00	331.00
Humboldt County	311.00	414.00	513.00	694.00	992.00	1,114.00	278.00
Lander County	337.00	449.00	635.00	753.00	982.00	1,208.00	301.00
Lincoln County	350.00	466.00	578.00	782.00	1,017.00	1,064.00	313.00
Lyon County	355.00	473.00	662.00	785.00	1,157.00	1,390.00	314.00
Mineral County	398.00	530.00	750.00	889.00	1,107.00	1,427.00	356.00
Nye County	365.00	487.00	605.00	818.00	1,098.00	1,109.00	327.00
Pershing County	285.00	380.00	537.00	637.00	939.00	1,022.00	255.00
Storey County	412.00	549.00	697.00	921.00	1,357.00	1,631.00	368.00
Washoe County	412.00	549.00	697.00	921.00	1,357.00	1,631.00	368.00
White Pine County	340.00	453.00	641.00	760.00	1,098.00	1,102.00	304.00

SOURCES: HUD USER - Datasets: Fair Market Rents

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TABLE III - Northern Nevada

FISCAL YEAR 2014 FINAL FAIR MARKET RENTS

EXCLUDING HOUSING AUTHORITY STANDARD UTILITY ALLOWANCE - NORTHERN NEVADA

Standard Utility Allowance	\$ 119.00	158.00	\$ 188.00	\$ 228.00	\$ 271.00	\$ 312.00	\$ 91.00
COUNTY	FMR SINGLE ROOM	FMR 0 BEDROOM	FMR 1 BEDROOM	FMR 2 BEDROOM	FMR 3 BEDROOM	FMR 4 BEDROOM	FMR MOBILE HOME SPACE
Carson City	\$ 290.00	\$ 387.00	\$ 495.00	\$ 641.00	\$ 968.00	\$ 1,196.00	\$ 256.00
Churchill County	246.00	328.00	444.00	587.00	744.00	1,131.00	235.00
Douglas County	321.00	428.00	600.00	746.00	1,164.00	1,413.00	298.00
Elko County	275.00	366.00	462.00	652.00	853.00	1,120.00	261.00
Esmeralda County	167.00	222.00	283.00	409.00	624.00	710.00	164.00
Eureka County	252.00	336.00	424.00	600.00	760.00	1,017.00	240.00
Humboldt County	192.00	256.00	325.00	466.00	721.00	802.00	186.00
Lander County	218.00	291.00	447.00	525.00	711.00	896.00	210.00
Lincoln County	231.00	308.00	390.00	554.00	746.00	752.00	222.00
Lyon County	236.00	315.00	474.00	557.00	886.00	1,078.00	223.00
Mineral County	279.00	372.00	562.00	661.00	836.00	1,115.00	264.00
Nye County	247.00	329.00	417.00	590.00	827.00	797.00	236.00
Pershing County	167.00	222.00	349.00	409.00	668.00	710.00	164.00
Storey County	293.00	391.00	509.00	693.00	1,086.00	1,319.00	277.00
White Pine County	221.00	295.00	453.00	532.00	827.00	790.00	213.00

NOTES: SINGLE OCCUPANCY ROOMS = 75% OF 0 BEDROOM (STUDIO) FMR
ADD 15% FOR EACH BEDROOM ABOVE 4
MOBILE HOME SPACE = 40% OF 2 BEDROOM FMR

